

**IN THE UNITED STATES DISTRICT COURT
FOR THE EASTERN DISTRICT OF TEXAS
MARSHALL DIVISION**

**MONUMENT PEAK
VENTURES, LLC
Plaintiff,**

v.

**XEROX CORPORATION
Defendant.**

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CIV. A. NO. 2:21-cv-0345-JRG-RSP

JURY TRIAL DEMANDED

EXHIBIT 3

Denton CAD

Property Search Results > 288399 BLACKHORSE LAKEPOINTE LP for Year 2021

Tax Year: 2021

Property

Account

Property ID:	288399	Legal Description:	WATERS RIDGE PH 2 BLK B LOT 1RA2
Geographic ID:	SL0597A-00000B-0000-0001-ORA2	Zoning:	Flex
Type:	Real	Agent Code:	692588
Property Use Code:	FL020		
Property Use Description:	FLEX WAREHOUSE		

Location

Address:	1945 LAKEPOINTE DR LEWISVILLE, TX 75057-6424	Mapsco:	
Neighborhood:	Flex Warehouse Class A	Map ID:	COMM
Neighborhood CD:	FL20G01A		

Owner

Name:	BLACKHORSE LAKEPOINTE LP	Owner ID:	833017
Mailing Address:	500 N CAPITAL OF TEXAS HWY STE 200 AUSTIN, TX 78746-3302	% Ownership:	100.0000000000%
Exemptions:			

Values

(+) Improvement Homesite Value:	+	\$0
(+) Improvement Non-Homesite Value:	+	\$12,131,300
(+) Land Homesite Value:	+	\$0
(+) Land Non-Homesite Value:	+	\$1,618,700 Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	\$0 \$0
(+) Timber Market Valuation:	+	\$0 \$0

(=) Market Value:	=	\$13,750,000
(-) Ag or Timber Use Value Reduction:	-	\$0

(=) Appraised Value:	=	\$13,750,000
(-) HS Cap:	-	\$0

(=) Assessed Value:	=	\$13,750,000

Taxing Jurisdiction

Owner: BLACKHORSE LAKEPOINTE LP

% Ownership: 100.0000000000%

Total Value: \$13,750,000

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax	
C12	LEWISVILLE CITY OF	0.443301	\$13,750,000	\$13,750,000	\$60,953.89	
CAD	DENTON CENTRAL APPRAISAL DISTRICT	0.000000	\$13,750,000	\$13,750,000	\$0.00	
G01	DENTON COUNTY	0.233086	\$13,750,000	\$13,750,000	\$32,049.33	
PID1	LEWISVILLE PUBLIC IMPROVEMENT DISTRICT NO 1	0.000000	\$13,750,000	\$13,750,000	\$0.00	
S09	LEWISVILLE ISD	1.308500	\$13,750,000	\$13,750,000	\$179,918.75	
Total Tax Rate:		1.984887				

Taxes w/Current Exemptions:	\$272,921.97
Taxes w/o Exemptions:	\$272,921.97

Improvement / Building

Improvement #1:	Commercial	State Code:	F1	Living Area:	135254.0 sqft	Value: \$11,986,525
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Type	Description	Class CD	Exterior Wall	Year Built	SQFT
MA	MAIN AREA	420	Concrete Tilt Up Walls	1999	135254.0
OP25	OPEN PORCH	420	Concrete Tilt Up Walls	1999	252.0
OP25	OPEN PORCH	420	Concrete Tilt Up Walls	1999	300.0
OP25	OPEN PORCH	420	Concrete Tilt Up Walls	1999	420.0
OP25	OPEN PORCH	420	Concrete Tilt Up Walls	1999	120.0

Improvement #2:	Commercial	State Code:	F1	Living Area:	sqft	Value: \$144,775
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Type	Description	Class CD	Exterior Wall	Year Built	SQFT
PV	PAVING	CON		1999	96957.0

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	6	COMMERCIAL	9.2900	404675.00	0.00	0.00	\$1,618,700	\$0

Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2022	N/A	N/A	N/A	N/A	N/A	N/A
2021	\$12,131,300	\$1,618,700	0	13,750,000	\$0	\$13,750,000
2020	\$10,881,300	\$1,618,700	0	12,500,000	\$0	\$12,500,000
2019	\$10,181,300	\$1,618,700	0	11,800,000	\$0	\$11,800,000
2018	\$7,881,300	\$1,618,700	0	9,500,000	\$0	\$9,500,000
2017	\$5,381,300	\$1,618,700	0	7,000,000	\$0	\$7,000,000
2016	\$4,654,700	\$1,618,700	0	6,273,400	\$0	\$6,273,400
2015	\$4,355,967	\$1,618,700	0	5,974,667	\$0	\$5,974,667
2014	\$3,881,300	\$1,618,700	0	5,500,000	\$0	\$5,500,000
2013	\$4,331,300	\$1,618,700	0	5,950,000	\$0	\$5,950,000
2012	\$4,331,300	\$1,618,700	0	5,950,000	\$0	\$5,950,000
2011	\$8,376,037	\$1,618,700	0	9,994,737	\$0	\$9,994,737
2010	\$9,881,300	\$1,618,700	0	11,500,000	\$0	\$11,500,000
2009	\$9,881,300	\$1,618,700	0	11,500,000	\$0	\$11,500,000
2008	\$11,072,452	\$1,618,700	0	12,691,152	\$0	\$12,691,152

Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	2/7/2013	SW	SPECIAL WD	21 CENTURY INSURANCE GROUP INC	BLACKHORSE LAKEPOINTE LP			2013-17573
2	10/3/2005	SW	SPECIAL WD	VANTAGE DEV 21 INC	21 CENTURY INSURANCE GROUP INC			2005-122364

Questions Please Call (940) 349-3800

Denton CAD

Property Search Results > 84054 XEROX CORPORATION for Year 2021

Tax Year:

Property

Account

Property ID:	84054	Legal Description:	PERSONAL PROPERTY - MFG - OFFICE MACHINES LOCATION : 1945 LAKEPOINTE DR, STE 150, LEWISVILLE
Geographic ID:	P84054	Zoning:	
Type:	Personal	Agent Code:	
Property Use Code:			
Property Use Description:			

Location

Address:	1945 LAKEPOINTE DR LEWISVILLE, TX 75057-6018	Mapsco:	
Neighborhood:		Map ID:	99
Neighborhood CD:			

Owner

Name:	XEROX CORPORATION	Owner ID:	215287
Mailing Address:	PROPERTY TAX XRX2-040A PO BOX 9601 WEBSTER, NY 14580-7571	% Ownership:	100.0000000000%
Exemptions:			

Values

(+) Improvement Homesite Value:	+	\$0
(+) Improvement Non-Homesite Value:	+	\$0
(+) Land Homesite Value:	+	\$0
(+) Land Non-Homesite Value:	+	\$0 Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	\$0 \$0
(+) Timber Market Valuation:	+	\$0 \$0
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(=) Market Value:	=	\$449,429
(-) Ag or Timber Use Value Reduction:	-	\$0
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(=) Appraised Value:	=	\$449,429
(-) HS Cap:	-	\$0
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(=) Assessed Value:	=	\$449,429

Taxing Jurisdiction

Owner: XEROX CORPORATION

% Ownership: 100.0000000000%

Total Value: \$449,429

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax	
C12	LEWISVILLE CITY OF	0.443301	\$449,429	\$449,429	\$1,992.32	

CAD	DENTON CENTRAL APPRAISAL DISTRICT	0.000000	\$449,429	\$449,429	\$0.00
G01	DENTON COUNTY	0.233086	\$449,429	\$449,429	\$1,047.55
S09	LEWISVILLE ISD	1.308500	\$449,429	\$449,429	\$5,880.78
	Total Tax Rate:	1.984887			
			Taxes w/Current Exemptions:		\$8,920.65
			Taxes w/o Exemptions:		\$8,920.65

Improvement / Building

No improvements exist for this property.

Land

No land segments exist for this property.

Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2022	N/A	N/A	N/A	N/A	N/A	N/A
2021	\$0	\$0	0	449,429	\$0	\$449,429
2020	\$0	\$0	0	311,094	\$0	\$311,094
2019	\$0	\$0	0	894,324	\$0	\$894,324
2018	\$0	\$0	0	1,590,559	\$0	\$1,590,559
2017	\$0	\$0	0	1,813,047	\$0	\$1,813,047
2016	\$0	\$0	0	2,188,646	\$0	\$2,188,646
2015	\$0	\$0	0	2,304,972	\$0	\$2,304,972
2014	\$0	\$0	0	2,077,991	\$0	\$2,077,991
2013	\$0	\$0	0	1,569,775	\$0	\$1,569,775
2012	\$0	\$0	0	1,555,422	\$0	\$1,555,422
2011	\$0	\$0	0	2,210,656	\$0	\$2,210,656
2010	\$0	\$0	0	2,088,635	\$0	\$2,088,635
2009	\$0	\$0	0	2,599,753	\$0	\$2,599,753
2008	\$0	\$0	0	2,857,488	\$0	\$2,857,488

Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
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Questions Please Call (940) 349-3800